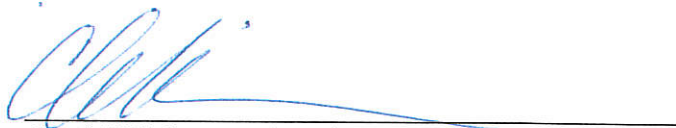


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, October 6, 2015
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for September 1, 2015.
3. Consider approval of a Conditional Use Permit letter in written form to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx. 35 West 100 South, Hepworth Investments, applicant.
4. Consider preliminary and final site plan for a drive thru beverage establishment, Sips at 2223 S Main, Matt Perry, applicant.
5. Consider preliminary and final site plan for drive thru beverage establishment at 588 W 2600 S, Dain Black, applicant.
6. Planning Director's report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

**Bountiful City
Planning Commission Minutes
September 15, 2015
6:30 P.M.**

Present: Chairman – Tom Smith; Vice Chairman – Dave Badham; City Council Representation - Richard Higginson; Planning Commission Members – Mike Allen, Von Hill, Sean Monson, and Sharon Spratley; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Attorney – Russell Mahan

1. Welcome and Introductions.

Chairman Smith opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 1, 2015.

Sharon Spratley made a motion to approve the minutes for September 1, 2015 as written. Richard Higginson seconded the motion.

Voting passed 6-0-1 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye with Tom Smith abstaining.

3. Consider preliminary and final site plan for duplex at 1290 North 200 West, Robert Gibson representing Andrea Dawn Hancock, applicant.

Robert Gibson, representing Andrea Dawn Hancock was present. Chad Wilkinson presented the staff report.

The applicant, Robert Gibson, representing Andrea Hancock, is requesting approval of preliminary and final site plan approval for a duplex in the RM-13 zoning district. The property is located on the east side of 200 West near the northwest entrance to Viewmont High School. The site is currently occupied by an existing single family dwelling. Surrounding uses include Viewmont High School to the east and north, single family residential to the west and multifamily residential to the south. The lot is .41 acre in size and therefore has a maximum density of 7 units to the acre. Based on the size of the lot, the maximum number of units on the property is 2. The proposal includes removal of the existing home on the parcel and replacement with a new two-story duplex. The units will each contain 3 + bedrooms and the proposed structure meets the required setbacks for the zoning district.

The site is accessed from a single driveway on 200 West. Water is proposed to be provided to the site via an existing water line running through the school property to the east. Evidence of easement for this water line will be required prior to building permit. Sewer service and irrigation will be provided to the site from existing lines in 200 West. The site slopes from the southeast to the northwest and the applicant proposes to provide a detention facility on the northwest portion of the site with connection to the existing drainage facility to the north. An additional storm drain inlet will be required on the north side of the driveway.

The property meets the minimum percentage of landscape area, however additional details showing

how landscaping will be provided on the site and how the landscaping will be integrated in the drainage area must be provided. Parking standards for multifamily development require a minimum of 2.5 spaces per unit with .25 guest spaces per unit. The proposed plan includes 3-car garages for both of the proposed unit along with a guest parking space on the west side of the property in front of the home. The parking as proposed meets the standards of the Land Use Ordinance. The guest parking space is setback 25 feet as required by ordinance.

Staff recommends that the planning commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications required for storm drainage on the site. Include the following:
 - a. Show an extra storm drain inlet on the northwest of the existing driveway.
2. Prior to building permit approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. The landscape plan should identify percentages of landscaping and open space as required by Code.

The Commission Members were concerned about the view of the north side of the building. They asked if there could be either add-ons to include gables and window boxes or extra screening landscape. Mr. Gibson stated that the north side would be landscaped for the public view.

Richard Higginson made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a duplex at 1290 North 200 West with the two conditions outlined by staff and the addition of a third condition: "3. Provide detailed landscape plan prior to consideration by the City Council showing enhanced screening along North property line OR an enhanced architectural detail on north side to break up the exterior elevation." Sean Monson seconded the motion.

Voting was 6-0-1 with Commission Members Allen, Badham, Higginson, Monson, Smith and Spratley voting Aye with Von Hill abstaining.

4. Planning Director's report, review of pending applications and miscellaneous business.

1. Stoker School parking lot will be hosting Food Truck League every Fridays 6-10 until October.
2. Next Planning Commission meeting to be held on October 6, 2015.
3. Next City Council meeting to be held on September 22, 2015.
4. Planning Commissioners are invited to attend the Utah APA Conference in October.
5. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 6:54 p.m.

Chad Wilkinson, City Planner



BOUNTIFUL

City of Beautiful Homes and Gardens

RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

Conditional Use Permit

A public hearing was held on September 1, 2015, at Bountiful City Hall to consider a Conditional Use Request to expand the existing Commercial and Mixed Use Development at the following locations:

Parcel: 03-029-0096 - Bountiful City, Davis County, Utah

BEG NE COR LOT 3, BLK 20, PLAT A, BOUNTIFUL TS SURVEY, S 10 RODS, W 16 RODS TO SW COR LOT 3, N 82.5 FT, E 140 FT, N 82.5 FT, E 124 FT TO BEG. CONT. 0.735 ACRES.

Parcel: 03-029-0097 - 35 West 100 South, Bountiful City, Davis County, Utah

BEG 26.25 FT E FR E WALL OF CERTAIN BRICK HOUSE AT PT 120 FT W FR NE COR LOT 4, BLK 20, PLAT A, BOUNTIFUL TS SURVEY; TH S 165 FT; TH W 144 FT, M/L, TO W LINE SD LOT 4; TH N 165 FT; TH E 144 FT, M/L, TO BEG. CONT. 0.55 ACRES.

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Planning Commission makes the following findings:

1. This matter is properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

Bountiful City Planning Commission hereby grants this Conditional Use Permit approved on September 1, 2015 located at 35 West 100 South, Bountiful, Davis County, Utah, with the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to issuance of building permits, the property shall be consolidated into one parcel.
3. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Approval of the amended Conditional Use Permit and site plan rescinds the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council.

The Conditional Use Permit was approved on September 1, 2015, and this written form was approved on October 6, 2015.

Thomas G. Smith
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary

Commission staff Report

Item # 4

Subject: Preliminary and final site plan review for a drive through beverage restaurant

Address: 2223 S. Main

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: October 6, 2015



Background

The applicant, Matt Perry, is requesting preliminary and final site plan approval to construct a drive-through beverage sales use on the north side of the existing Slim Olsen property at 2223 S. Main in the Heavy Commercial (C-H) zoning district. Fast food restaurants with drive-up windows are classified as a permitted use in the C-H zone.

Analysis

The subject property is currently an undeveloped portion of the Slim Olsen property and has been used for years as a location for temporary sales of flowers, fireworks and other restaurant type uses. The applicant proposes to construct a permanent structure that will be used for beverage sales along with a small outdoor seating area. The proposed building will be approximately 900 square feet and will be located in an existing paved area of the site. Some small modifications to the existing landscape area are proposed, however the minimum 10 foot width of landscape area will be maintained. The remainder of the perimeter landscaping will remain unchanged. Interior landscaping will be provided to the north and south of the proposed building. The interior landscaping on the north side of the building will consist of a mix of ornamental grasses or some similar type planting to provide screening for the seating area. On the south side of the building a flower bed will be located with annual and perennial flower plantings. Water and sewer service will be provided to the site from laterals connecting to existing lines in 500 West.

The predominant issue related to the proposed site plan relates to parking and access. The use will be accessed by the existing driveway running between Main Street and 500 West. This driveway is currently used as an informal cut through from Main Street to 500 West and may create some conflicts with the new use. The parking for employees is proposed to the south of the driveway. These spaces will need to be restriped in conjunction with the new building. The use is predominantly drive-through with no indoor seating area for customers. Normally, only employee parking spaces would be required in this circumstance. However the applicant has indicated that an outdoor seating area will be available and therefore it is desirable to provide customer parking. The customer spaces will need to be provided if the use is to include an outdoor seating area. Those spaces should either be striped near the employee spaces, or in an alternate approved location.

Department Review

The application has been reviewed by the City Planner and City Engineer.

Significant Impacts

The site has been used for a number of temporary uses over the years and is in an area with utilities available.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.
3. Prior to occupancy, restripe employee and customer parking spaces located south of the existing driveway, or provide customer and employee parking in an alternate approved location.

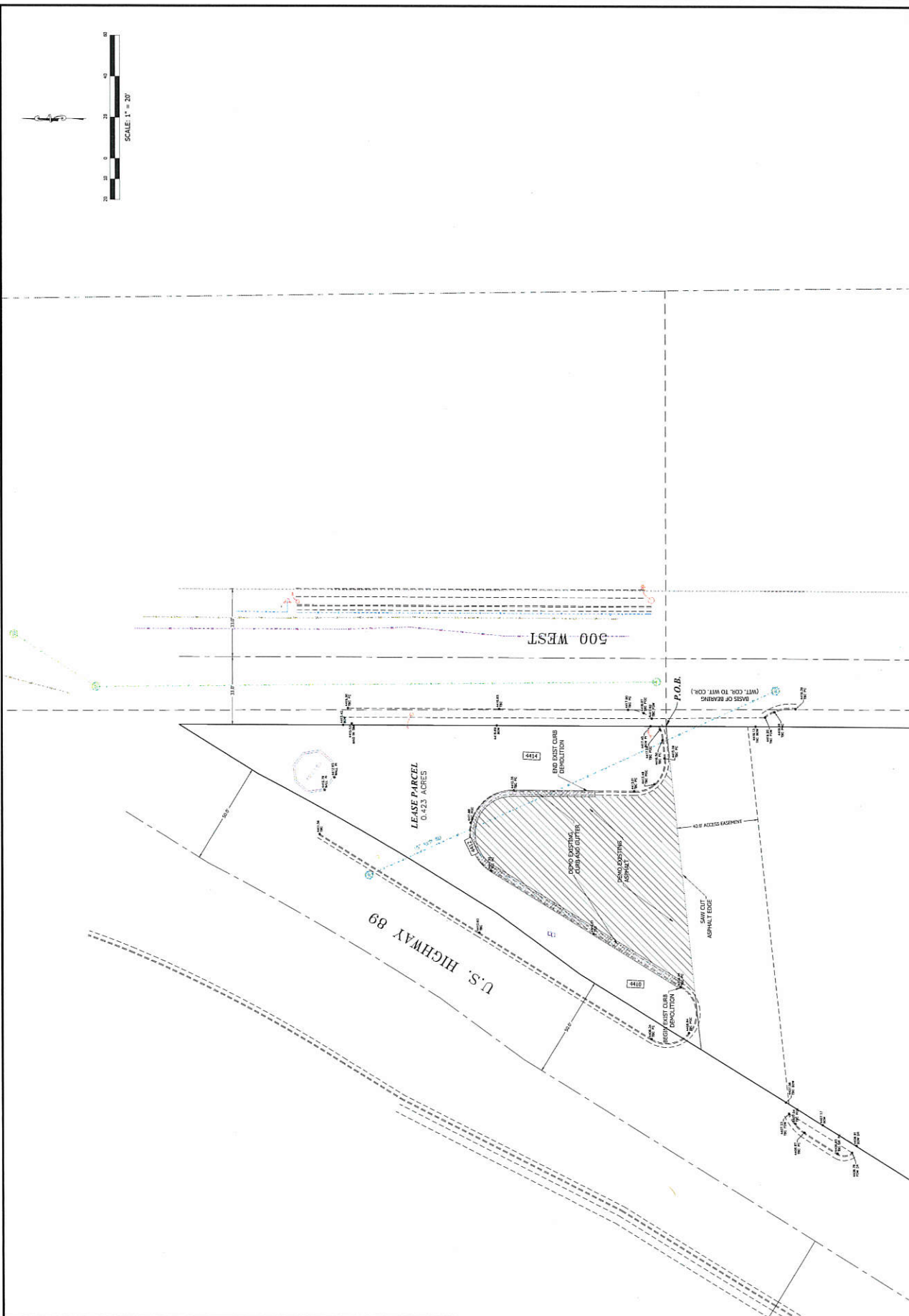
Attachments

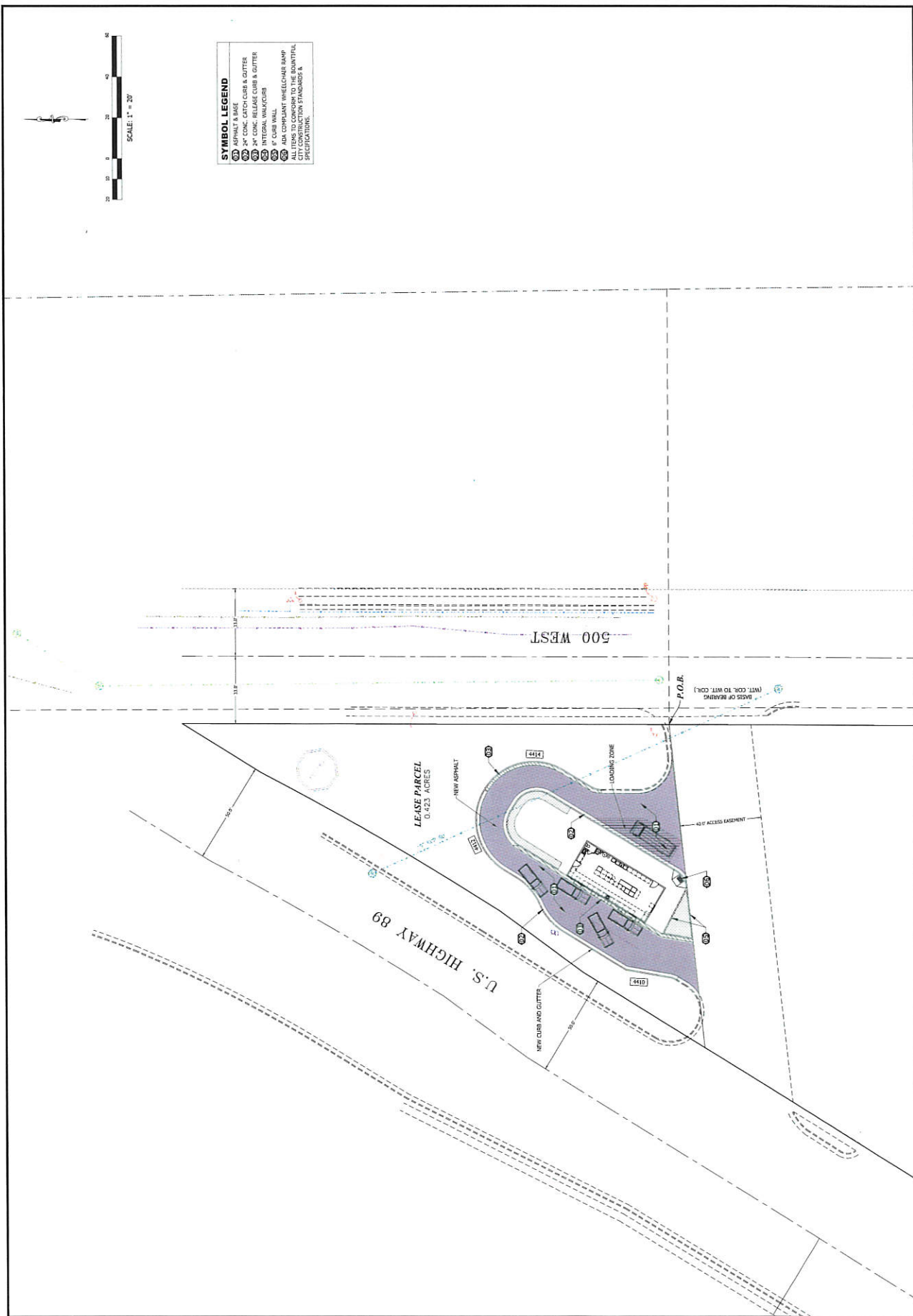
1. Aerial photo
2. Site plan
3. Floor plan and elevations

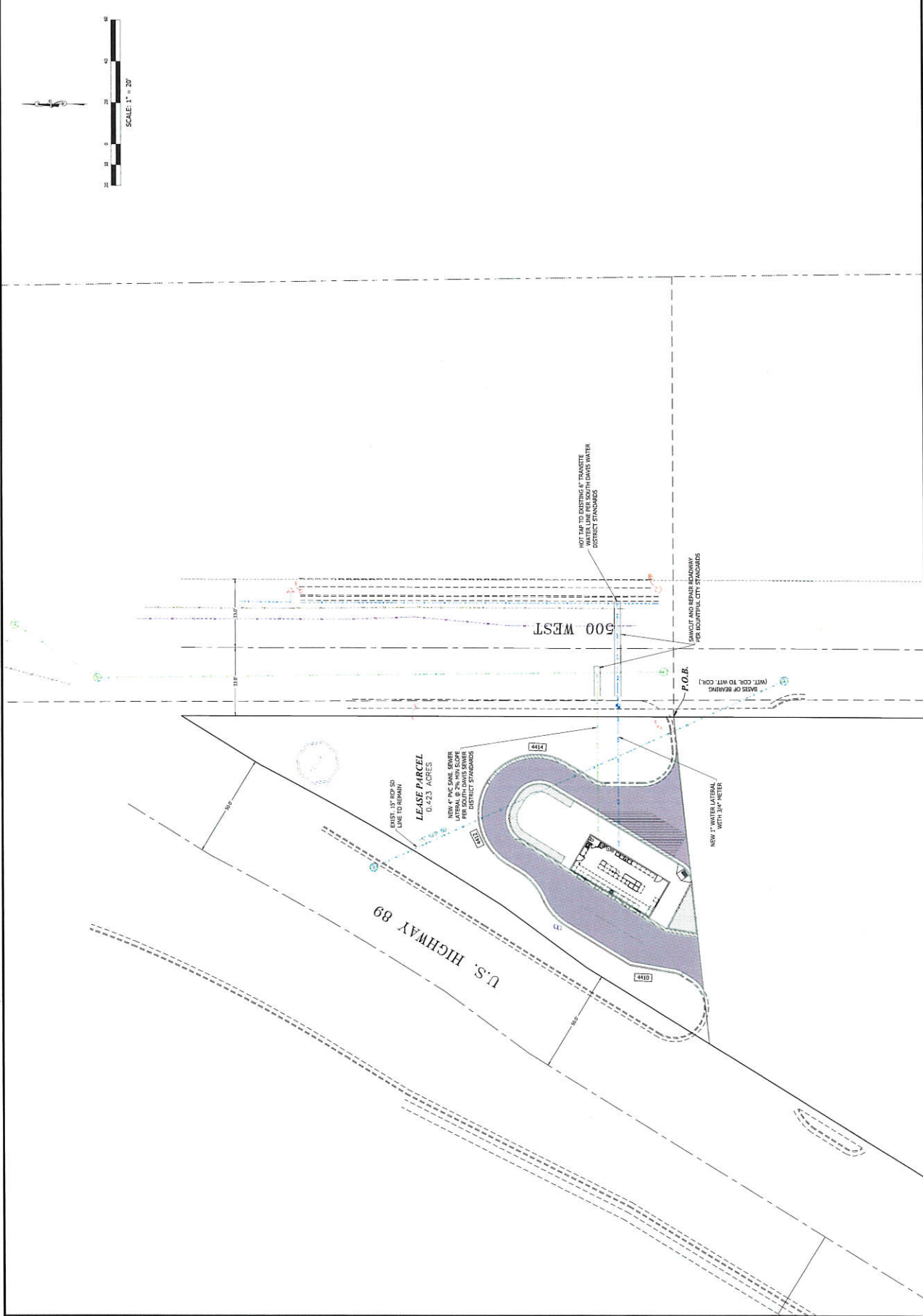
G:\ENG\Site Plans\588 W 2600 S Dain Black\PC Staff Report Dain Black Drive Through 588 W 2600 S.docx

Aerial Photo









SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Commission Staff Report

Item # 5

Subject: Preliminary and final site plan review for a drive through beverage restaurant

Address: 588 West 2600 South

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: October 6, 2015



Background

The applicant, Dain Black is requesting preliminary and final site plan approval to modify the existing site plan for automobile sales use to a site plan that will accommodate a drive-through restaurant use.

Analysis

The property was recently developed as an auto sales use which operated for a brief time before closing in late 2014. The new use would modify the site to add a drive-through lane on the north side of the existing building. Access to the property is provided via a single driveway on 2600 South. All utilities were extended into the site with the previous development. The new use of the building will require the removal of some landscaping on the north side of the building which will be replaced with additional landscaping in other portions of the site. The building will still meet required setbacks and the amount of landscaping proposed will comply with the minimum 15 percent required by Code. Some of the landscaping previously required was not installed with the auto sales use. This landscaping will need to be installed as previously approved prior to occupancy of the building by the new use. The applicant proposes to add parking throughout the site. Required parking for fast food type restaurants is 1 space per 100 square feet. The existing building is approximately 1800 square feet in area requiring 18 spaces. The proposed 24 parking spaces meet the minimum requirements of the ordinance.

Department Review

The application has been reviewed by the City Planner and City Engineer.

Significant Impacts

The proposed plan calls for the removal of landscaping along the north side of the building which will be replaced with additional landscaping in other portions of the site. The drive-through restaurant is expected to generate more traffic than the previous automobile sales use; however with the recent improvements to 2600 South, the surrounding street system is designed to accommodate the anticipated traffic.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.

Attachments

1. Aerial photo
2. Site plan
3. Original landscape plan

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Aerial Photo

